

***** REVISED AGENDA**
TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS
AGENDA FOR NOVEMBER 16, 2021

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Orchard Park, New York will hold a Public Hearing on **Tuesday, the 16th of November, 2021 at 7:00 P.M.** in the **Orchard Park Community Activity Center, 4520 California Road**, in said Town, in the matter of the following appeals:

MEMBERS: Work session starts at 6:30 P.M. (Members please be prompt.)

NEW BUSINESS

1. ZBA File #28-2021, Tina Croom and Frederick Gearhart, 7081 Michael Rd. Zoned R-3 (part of Farm Lot 463, Township 10, Range 7; SBL# 153.10-3-8 Requests an Area Variance to construct a storage shed within the front yard. No accessory structure shall be located within the front yard §144-24A(1)(b).

2. ZBA File #29-21, Pleasant Acres West, LLC, V/L 6088 New Taylor Rd. Zoned R-3 (Sub Lot 86, Map Cover 3472; SBL #161.15-2-33) Requests (4) Area Variances to construct a two-family dwelling on this parcel as follows:
 1. Lot Width: 110ft. provided vs. 125ft. required
 2. Lot Depth: 150ft provided vs. 175ft. required
 3. Lot Area: 15,821sq. ft. provided vs. 24,000sq. ft. required.
 4. Side Setback: 24 ft. proposed vs. 25 ft. required.§ 144-9B Supplemental schedule of height, lot, yard and bulk regulations.

3. ZBA File #30-21, Pleasant Acres West, LLC, V/L 6126 New Taylor Rd. Zoned R-3 (Sub Lot 84, Map Cover 3472; SBL #161.15-2-30) Requests (4) Area Variances to construct a two-family dwelling on this parcel as follows:
 1. Lot Width: 110ft. provided vs. 125ft. required
 2. Lot Depth: 150ft provided vs. 175ft. required
 3. Lot Area: 15,821sq. ft. provided vs. 24,000sq. ft. required.
 4. Side Setback: 24 ft. proposed vs. 25 ft. required.§ 144-9B Supplemental schedule of height, lot, yard and bulk regulations.

4. ZBA File #31-21, Pleasant Acres West, LLC, V/L 6116 New Taylor Rd. Zoned R-3 (Sub Lot 85, Map Cover 3472; SBL #161.15-2-31) Requests (4) Area Variances to construct a two-family dwelling on this parcel as follows:
 1. Lot Width: 110ft. provided vs. 125ft. required
 2. Lot Depth: 150ft provided vs. 175ft. required
 3. Lot Area: 15,821sq. ft. provided vs. 24,000sq. ft. required.
 4. Side Setback: 24 ft. proposed vs. 25 ft. required.§ 144-9B Supplemental schedule of height, lot, yard and bulk regulations.

REMOVED BY APPLICANT – WILL BE RE-SCHEDULED

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THE PETITIONER OR AN AUTHORIZED REPRESENTATIVE MUST ACCOMPANY EVERY PRESENTATION. ALL PERSONS CONCERNED WITH OR INTERESTED IN THE ABOVE APPEALS WILL BE GIVEN THE OPPORTUNITY TO BE HEARD AT THIS PUBLIC HEARING.

Dated: 10/27/2021
Orchard Park, New York

Lauren Kaczor, Chairwoman
Zoning Board of Appeals